EXHIBIT NO.	\checkmark
	5-18-02

Docket Item # 4 SPECIAL USE PERMIT #2002-0018

Planning Commission Meeting May 7, 2002

ISSUE:

Consideration of a request for a special use permit for additional outdoor

seating for a restaurant.

APPLICANT:

Sizzling Express VII

by Kyung Ai Kim

LOCATION:

682 N. St. Asaph Street

Saul Center

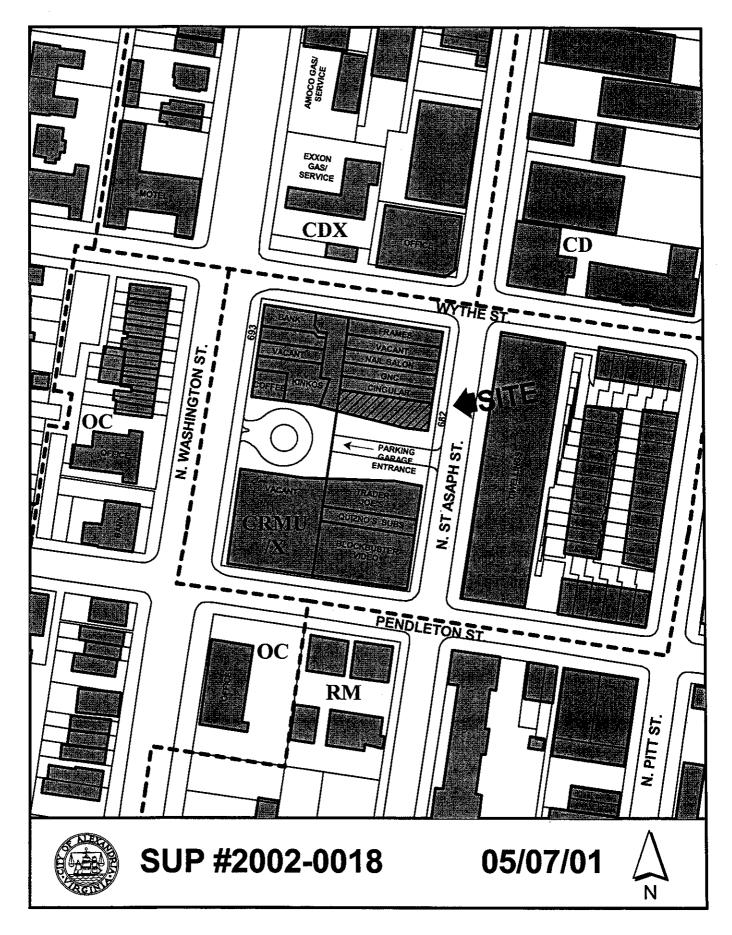
Sizzling Express Restaurant

ZONE:

CRMU-X/Commercial Residential Mixed Use

<u>PLANNING COMMISSION ACTION, MAY 7, 2002</u>: By unanimous consent, the Planning Commission <u>recommended approval</u> of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

- 1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP 2000-0097)
- CONDITION AMENDED BY STAFF: Seating shall be provided for no more than 107 patrons: 91 seats inside; 16 seats 40 seats outside in the courtyard. (P&Z)
- 3. No live entertainment shall be provided at the restaurant. (P&Z)(SUP 2000-0097)
- 4. The hours of operation shall be limited to 6:00 a.m. to midnight daily. Outside dining shall be limited to 10:00 a.m. to 10:00 p.m.; all customers must leave the area by 10:00 p.m.; the outside dining area shall be cleaned and washed by 10:30 p.m. (P&Z)(SUP 2000-0097)
- 5. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)(SUP 2000-0097)
- 6. Alcoholic beverages shall be sold for on-premises consumption only. (P&Z)(SUP 2000-0097)
- 7. No food, beverages, or other material shall be stored outside. (P&Z)(SUP 2000-0097)
- Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)(SUP 2000-0097)
- 9. The applicant shall obtain, at its expense, one city trash container Model SD-42, for installation on the adjacent right-of-way and shall contact the Solid Waste division of T&ES at (703) 751-5130 for information. (T&ES)(SUP 2000-0097)

- 10. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)(SUP 2000-0097)
- 11. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)(SUP 2000-0097)
- 12. No music or amplified sound shall be audible at the property line. (P&Z)(SUP 2000-0097)
- 13. CONDITION AMENDED BY STAFF: The applicant shall provide free off-street parking for employees who drive to work and shall require its employees who drive to use off-street parking. (P&Z)(SUP 2000-0097) (P&Z)
- 14. The applicant shall provide free parking for patrons in the parking garage accessed from St. Asaph Street. (P&Z)(SUP 2000-0097)
- 15. All loading for the restaurant shall be from Wythe Street. (P&Z)(SUP 2000-0097)
- 16. CONDITION AMENDED BY STAFF: The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- 17. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for employees. (Police)(SUP 2000-0097)
- 18. CONDITION AMENDED BY STAFF: The Director of Planning and Zoning shall review the special use permit after it has been operational for one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(SUP 2000-0097) (P&Z)

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- 19. CONDITION ADDED BY STAFF: All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- 20. CONDITION ADDED BY STAFF: For indoor dining, meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

Any exterior changes to the property visible from a public way including, for example, signs, alterations to entryway, HVAC equipment, ventilating stacks and lights, require review and approval by the Board of Architectural Review.

DISCUSSION:

- 1. The applicant, Kyung Ai Kim, requests special use permit approval for additional outdoor seating at an existing restaurant located at 682 North St. Asaph Street.
- 2. The subject property is located within the Saul Center in the 600 block of North Washington Street. The subject property is a portion of one lot of record with approximately 353 feet of frontage on North Washington Street, approximately 246 feet of frontage on Wythe Street, and a total lot area of approximately two acres. The site is developed with two commercial buildings separated by an open courtyard. Structured parking for retail uses is provided under the buildings, primarily below grade. The property is located in the Old and Historic Alexandria District.

To the north of the Saul Center site is an Exxon service station. To the east is Portner's Landing residential development. To the west across North Washington Street are offices and an antique shop. To the south is the International Association of Chiefs of Police office building. The tenant space for the applicant has frontage on North St. Asaph Street and occupies the 4,595 square feet retail space immediately north of the entrance to the retail parking garage. The outdoor seating area occupies approximately 1100 square feet and is a well defined space slightly recessed from the main walkway and screened by a border of landscaping that runs along North St. Asaph Street and the main driveway into the parking garage.

- 3. The subject restaurant, "Sizzling Express", offers buffet style, international cuisine, salad and hot food bars as well as a sandwich bar and sushi bar. A substantial portion of its business is carry-out. The hours of operation are currently 6:30 a.m. to 9:00 p.m. Monday through Friday, and 7:30 a.m. to 9:00 p.m. on Saturday. Sizzling Express is closed on Sunday.
- 4. On-premise alcohol is offered at a 15-seat cocktail bar. There is no off premise sales of alcohol.
- 5. The application proposes an additional 24 seats for the outdoor seating area. In addition to the 107 seats now permitted, the increase would bring the total to 40 seats outside and 91 seats inside.
- 6. No other changes are proposed to the operation of the restaurant.

- 7. Parking for the restaurant is provided on-site in the adjacent parking garage. A total of 131 restaurant seats create a requirement for 33 parking spaces. There are 172 total parking spaces available in the Saul Center for retail customer use. Retail tenant employees are not allowed to park in the retail customer spaces.
 - Staff spoke with the management company of the Saul Center who explained that it encourages retail employees to park off-site or use public transportation. Staff also learned that retail tenants can purchase parking spaces for employees out of the areas reserved for the office employees for \$100 per month per unreserved space or \$200 per month per reserved space. Sizzling Express pays for four unreserved spaces per month for its employees. The applicant indicated that many of his employees take the bus to work.
- 8. Loading is permitted only from the two loading docks located on Wythe Street. Staff contacted the management company of the Saul Center who stated that each tenant is assigned a loading schedule for the docks. The schedule is used to prevent any conflicts for use at the dock and potential congestion that could result without a schedule. Each tenant is responsible for informing their delivery companies about the loading procedures and schedule.
- 9. Trash is dumped in a large compactor that is shared by all of the retail tenants in the building. The compactor is parked in one of the two loading areas in the building on Wythe Street. The applicant indicated that the compactor has not created congestion during loading because of the schedule that the tenants of the building are required to follow. Trash is picked up as needed. There is an engineer assigned by the management company to monitor the need for pick-up.
- 10. On March 15, 2002, staff visited the subject restaurant to check for compliance with its current special use permit conditions. Staff found no violations of the existing special use permit.
- 11. <u>Zoning:</u> The subject property is located in the CRMU-X zone. Section 5-403(V) of the zoning ordinance allows a restaurant in the CRMU-X zone only with a special use permit.
- 12. <u>Master Plan</u>: The proposed use is consistent with the Old Town North chapter of the Master Plan which designates the property for commercial-residential mixed use.

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STAFF ANALYSIS:

Staff supports the request for additional outdoor seating because it promotes active pedestrian use that is encouraged at this mixed-use development. The patio where the existing and proposed outdoor seating is located has ample room for the additional seats. It is recessed and screened from walkways and roadways, creating a well-defined space for outdoor dining, and acting as a buffer to the adjacent residential uses. Parking is available on-site for restaurant customers, many of whom walk from nearby residences, so the additional seats should not create a problem.

Staff has spoken with the applicant regarding the loading and unloading in the loading dock area and the management's schedule for tenant use. The applicant advises that he abides by the schedule and that there has not been a congestion problem. The loading schedule for tenants appears to be addressing potential issues with the lack of loading space. Staff recommends that the condition requiring loading occur only from Wythe Street be retained.

With regard to the employee parking, staff has recommended a change to eliminate the requirement that the applicant actually provide free parking for its employees. The remaining language, simply requiring that the applicant require its employees to park off street, achieves the objective without attempting to direct the applicant's business plan and is consistent with Council's recent approach in similar cases.

Staff is concerned with the potential for conflict with the proposed outdoor seats and the adjacent residential uses. For this reason, staff recommends that the conditions closing the outdoor seating area at 10:00 p.m., with cleanup completed by 10:30 p.m., and prohibiting outdoor music or amplified sound be retained. Staff has not received any complaints about the operation since it opened last year and it was in full compliance with all of its special use permit conditions upon inspection. However, staff has recommended a one year review of the restaurant so that if problems with the expanded outdoor seating are identified, additional conditions can be imposed.

Staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;

Barbara Ross, Deputy Director; Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

<u>Transportation</u> & <u>Environmental Services</u>:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 All loudspeakers shall be prohibited from the exterior of the building.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.

- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC^[313.0.
- C-6 Required exits, parking and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on-site and the trash storage and pick-up schedule.
 - (b) How food stuffs will be stored on-site.
 - (c) Rodent baiting plan

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. This facility is currently operating as Sizzling Express VII under health permit #16F-1212-1 issued to Sizzling Express, VII, Inc.
- C-2 Food must be protected to the point of service.
- C-3 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.

- C-4 Permits or approval must be obtained prior to use of the new areas(s).
- C-5 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions both indoors and at the outside dining areas.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Provide a menu or list of foods to be handled at this facility to the Heath Department prior to opening.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.
- R-3 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2002-00/8 [must use black ink or type] 682 N.ST. ASAPH ST. Alex. VA. 22314. PROPERTY LOCATION: TAX MAP REFERENCE: APPLICANT Name: Kyung A: Kim Ac 8:32 ling Express VIL Inc. president Address: 7406 Oblumpe SQ. Mclean, Va. 22102 PROPERTY OWNER Name: Squl Centers, Inc. Address: 8401 Connecticut Ave, Cherry chase, MD. 20185 PROPOSED USE: Salad, Sushi, Sundwich, Teriyaki, & Cockthil Ban THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI. Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia. THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia. THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia. Kyung A. Kim Print Name of Applicant or Agent == DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY = Date & Fee Paid: Application Received: _ ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

Special Use Permit # 2002-00/8

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

The applicant is	(check one)	[] the Owner	[] Contract Purchaser
Lessee	or [] Other:		of the subject property.
	less the entity is a c		person or entity owning an interest in hip in which case identify each owner
	215	ZUNG EXPRES	S # VIL INC.
(70%)	kyung A	i Kim. 7406	Old maple Sa, Mclean Va-
(30%)	C.W.Cf	on 4600 Duk	Old maple Sa, Mclean Va- est #826. Alex. Va 22304
realtor, or other	person for which ich the agent is er	there is some form of	authorized agent such as an attorney, f compensation, does this agent or the ness license to operate in the City of
1110/milosia, 122			
[] Yes.	Provide proof of	current City business	license

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

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NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

We offer a Buffet style international Cuisine
Salad and Hot Food Bars, as well as Swelvich Bor
We propose to install a "on-promise" only cocktail Ban
Out primary pathons will be the tenants of the
building for breakfast & Lunch. We expect to serve
nearby residents with dinner and Cocktail.
proposed hours of operation are 6:30 Am to 12:00 am
Saven days a week. Seating will be provided for 9
putrons inside and 40 for Cart yard.
We do not open any noise to eminate Thom the
business because the kithen located out near the
Care of the building

USE CHARACTERISTICS

	e proposed special use permit request is for: (check one)
	[] a new use requiring a special use permit,
	[] a development special use permit,
	[] an expansion or change to an existing use without a special use permit,
	M expansion or change to an existing use with a special use permit,
	[] other. Please describe:
Ple	ase describe the capacity of the proposed use:
A.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).
	300 ~ 500 Customers Perday
	300 ~ 500 Customers Perday Dreakfast, lunches Dinner.
B.	How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
	Breakfast & Lunch Shift 10~12 Employs Dinner. Shift 5-7 Employs
	Dinner Shift 5-7 Smolows
Day —	Hours:
	Monday Saturday 6:30am - 10:00 pm
	Monday Saturday 6:30am ~ 10:00 pm
	Monday Saturday 6:30am ~ 10:00 pm
	Monday Saturday 6:30am ~ 10:00 pm
	ase describe any potential noise emanating from the proposed use:
Plea	ase describe any potential noise emanating from the proposed use: Describe the noise levels anticipated from all mechanical equipment and patrons.
	ase describe any potential noise emanating from the proposed use: Describe the noise levels anticipated from all mechanical equipment and patrons. We antico pute a low hase level, kitchen is located
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	ase describe any potential noise emanating from the proposed use: Describe the noise levels anticipated from all mechanical equipment and patrons.

	B.	How will the noise from patrons be controlled?
		We expect most of our patrons to be tenants of
		the building-most potrons will. Carry-out their food
		the building-most putrons will. Carry-out their food Those who decide to eat-in will dine-in out tables provided inside
8.	Des	cribe any potential odors emanating from the proposed use and plans to control them:
٠.	200	Our ventilation and kitchen hood system will exceed
		· · · · · · · · · · · · · · · · · · ·
		Code requirements. Kitchen exhaust System will Ventil Hough the building's roof
•	751	· ·
9.		se provide information regarding trash and litter generated by the use:
	A.	What type of trash and garbage will be generated by the use?
		primary food, plastic utensils, bottles and paper
		products (ie: Cups., Napklus)
	B.	How much trash and garbage will be generated by the use?
		We expect About 7- 20th bugs penday
	C.	How often will trash be collected?
		Trash will be compected as discurded onto landlon
		provided dumpiter @ designated area
	D.	How will you prevent littering on the property, streets and nearby properties?
		We will position the trash Collection bins through-out the store and outdoor Seating area. An employee will oversee to control littering though - out
		the store and outdoor Seating area. An emphasio
		Will Oversee to Control littering though - out
		the business hours,
	-	•

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10.	Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?
	[] Yes. [No.
	If yes, provide the name, monthly quantity, and specific disposal method below:
11.	Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?
	[] Yes. [] No.
	If yes, provide the name, monthly quantity, and specific disposal method below:
12.	What methods are proposed to ensure the safety of residents, employees and patrons? We will Fully implement all necessary safety fequirements. regularly by Gode including
	ADA issues
AL	COHOL SALES
13.	Will the proposed use include the sale of beer, wine, or mixed drinks?
	[] Yes. [] No.
	If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.
	A Cocktail box: On-premise only

PARKING AND ACCESS REQUIREMENTS

A.	How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?								
В.	How many parking spaces of each type are provided for the proposed use:								
	Standard spaces								
	Compact spaces								
	Handicapped accessible spaces.								
	Other.								
C.	Where is required parking located? [3] on-site [3] off-site (check one)								
	If the required parking will be located off-site, where will it be located:								
	If the required parking will be located off-site, where will it be located:								
	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial use may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.								
D.	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the provided within 300								
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Plea	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial user may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) of (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION. asse provide information regarding loading and unloading facilities for the use: How many loading spaces are required for the use, per section 8-200 (B) of the								

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	D.	During what hours of the day do you expect loading/unloading operations to occur?
		7:00 ~ 8:00 AM 3:00 ~ 5:00 PM
	E.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
		We expect to 10 deliveries per week during
		We expect to 10 deliveries per week during the hours indicated above
16.	Is st	reet access to the subject property adequate or are any street improvements, such as a new ing lane, necessary to minimize impacts on traffic flow?
		Yes
SIT	Е СН	ARACTERISTICS
17.	Wil	the proposed uses be located in an existing building? [] Yes [] No
	Do	you propose to construct an addition to the building? [] Yes [] No
	Hov	v large will the addition be? square feet.
18.	Wh	at will the total area occupied by the proposed use be?
	4	$\frac{\cancel{45}}{\cancel{50}}$ sq. ft. (existing) + $\cancel{9}$ sq. ft. (addition if any) = $\cancel{4.195}$ sq. ft. (total)
19.	The	proposed use is located in: (check one)
	[]	a stand alone building [] a house located in a residential zone [] a warehouse
	[]:	a shopping center. Please provide name of the center:
	DX.	an office building. Please provide name of the building: Sau Cartel
	[]	other, please describe:

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appvid.

Restaurant

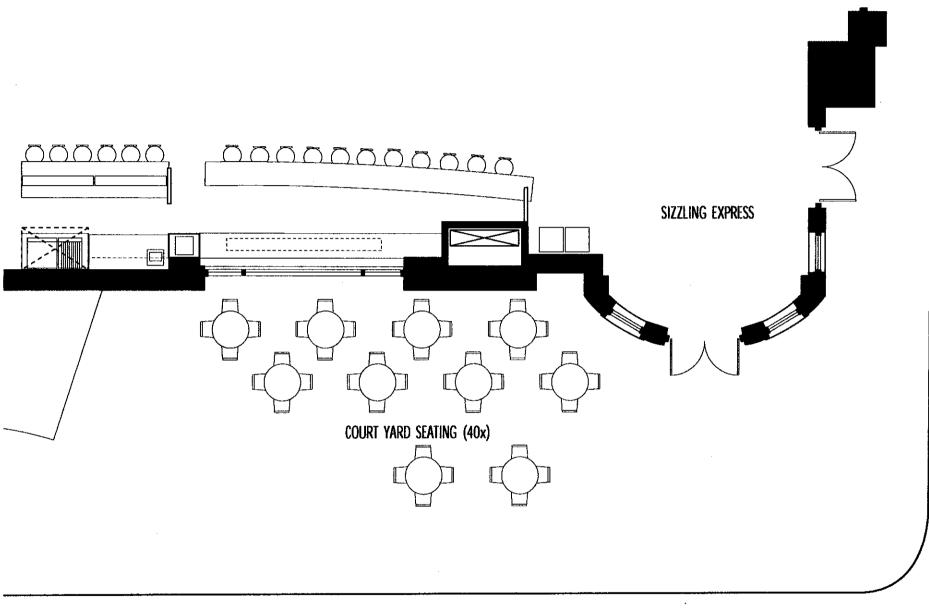
RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

Supplemental Application

	staurant offer any of the following?	•
alc	oholic beverages beer and wine (on-p	oremises)
bee	r and wine (off-premises)	
lease desc	ribe the type of food that will be served:	
Sushi	deli sandwiches, Salad bars.	
	ant will offer the following service (check items that a	
	ant will offer the following service (check items that a service bar carry-out	
table		delivery
table	service bar carry-out	delivery pate?
f delivery Will delivery Will the resolution game	service bar carry-out service is proposed, how many vehicles do you antici ery drivers use their own vehicles? Yes taurant offer any entertainment (i.e. live entertainment, s)? Yes No.	delivery pate? No. large screen tele
f delivery Will delivery Will the resolution game	service bar carry-out service is proposed, how many vehicles do you anticitery drivers use their own vehicles? Yes taurant offer any entertainment (i.e. live entertainment.	delivery pate? No. large screen tele



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DRIVEWAY TO PARKIMG GARAGE

Washington Square Loading Dock Schedule

Sizzling Express

	am							pm				
	6	7	8	9	10	11	12	1	2	3	4	5
J.S. Food												
Shenandoah's							,					<u> </u>
Saval												
Ms. 3000												
Atlantic Beverage				· · · · · · · · · · · · · · · · · · ·								
Keany											<u> </u>	
Canadian Dry										 		ļ
Leanard paper							<u> </u>				<u> </u>	<u> </u>
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mdemeo@starpower.n

To: Beverly | Jett@Alex

Subject: Planning Commission Hearing May 7 - Sizzling Express Application

05/07/2002 03:52 PM

542 North Saint Asaph Street Alexandria, VA 22314

May 7, 2002

Alexandria Planning Commission City Hall, 301 King Street Alexandria, VA 22314

Subject: Request by Sizzling Express to add 24 additional seats outside in courtyard of Saul Center. On docket at May 7, 2002 Planning Commission Hearing.

Dear Commission Members;

I am the owner/occupant of 542 N. Saint Asaph Street and therefore am an abutting neighbor and party in interest.

I have no objection to this application. Sizzling Express has been a good neighbor and as far as I know there has not been any rowdy behavior/noise in the outside seating they currently are using.

Our neighbors at Portner's are directly across N. Saint Asaph Street from the proposed additional seating location and would be in the best position to provide additional comment on this application.

Sincerely,

Michael J. Demeo

C/C: Shad Row Condo Association Board of Directors

<u>4</u> 5-18-02



mdemeo@starpower.ne

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APPLICATION for SPECIAL USE PERMIT # 2002-00/8

PROPERTY LOCATION: 682 N.ST. ASAPH ST. Alex. VA. 22314.
TAX MAP REFERENCE: 54,04-15-1 ZONE: <u>CRMU-X</u>
APPLICANT Name: Kyung A: Kim As 8:72 ling Express III Inc. president
Address: 7406 Oblumpe SQ. Mclean, Va. 22102
PROPERTY OWNER Name: Squl Contets, Inc.
Address: 8401 Connect: Lut Ave, Checy chase MD. 2018
PROPOSED USE: Salach, Sushi, Sundwich, Teriyaki, & Cocktail Ban- - SAUL CENTER- (SIZZLING EXPRESS)
THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
Kyung Ai Kim
Print Name of Applicant or Agent 682 N.ST. Agaplı St. Mailing/Street Address Fax #
Howardria Va. 20022314 Fob-2544 - 02 City and State Zip Code Date
DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY
Application Received: Date & Fee Paid: \$
ACTION - PLANNING COMMISSION: 5/7/02 Recommend Approval UC
ACTION - CITY COUNCIL: 5/18/02PHCC approved the Planning Commission

[must use black ink or type]